

172.0

0008

0007.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

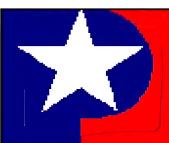
623,800 / 623,800

USE VALUE:

623,800 / 623,800

ASSESSED:

623,800 / 623,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
19		WILBUR AVE, ARLINGTON

Legal Description		User Acct
		114432
GIS Ref		
GIS Ref		
Insp Date		06/15/18
		!13361!

OWNERSHIP

Unit #:

Owner 1: TOURKOMANOLIS STEFANOS	
Owner 2: TOURKOMANOLIS MARIA/L/ESTATE	
Owner 3:	

Street 1: 19 WILBUR AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: TOURKOMANOLIS STEFANOS -

Owner 2: TOURKOMANOLIS MARIA -

Street 1: 19 WILBUR AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Vinyl Exterior and 1574 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	12	41C
Flood Haz:				Topo	2	Above Stree
D				Street		
s				Gas:		
t						

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4728	Sq. Ft.	Site			0	70.	1.19	6									393,290						393,300	

PREVIOUS ASSESSMENT		Parcel ID		172.0-0008-0007.A						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	230,500	0	4,728.	393,300	623,800		Year end	12/23/2021
2021	101	FV	223,000	0	4,728.	393,300	616,300		Year End Roll	12/10/2020
2020	101	FV	223,000	0	4,728.	393,300	616,300		616,300 Year End Roll	12/18/2019
2019	101	FV	195,900	0	4,728.	387,700	583,600	583,600	Year End Roll	1/3/2019
2018	101	FV	195,900	0	4,728.	297,800	493,700	493,700	Year End Roll	12/20/2017
2017	101	FV	195,900	0	4,728.	280,900	476,800	476,800	Year End Roll	1/3/2017
2016	101	FV	195,900	0	4,728.	258,400	454,300	454,300	Year End	1/4/2016
2015	101	FV	188,900	0	4,728.	241,600	430,500	430,500	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOURKOMANOLIS S	1344-144		9/26/2007	Family		1	No	No	
	911-174		10/1/1978		48,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/9/2015	926	Manual	2,030	7/9/2015				Remove/replace 2 e	6/15/2018	MEAS&NOTICE	BS	Barbara S											
7/28/2011	770	Manual	3,401					INSULATE ATTIC & W	3/5/2009	Inspected	189	PATRIOT											
									2/19/2009	Measured	197	PATRIOT											
									12/28/1999	Mailer Sent													
									12/8/1999	Measured	256	PATRIOT											
									1/1/1982		PS												

Sign: / / /

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5	- Cape			Full Bath: 1	Rating: Average			OF=BMT SINK.									
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall: %				OthrFix: 1	Rating: Average												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: BEIGE				A Kits:	Rating:												
View / Desir:				Frl: 2	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1965	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: AV - Average			31 %	Exterior:				No Unit	RMS	BRS	FL					
Prim Int Wal 2	- Plaster				Interior:				1	6	2	M					
Sec Int Wall:				%	Additions:												
Partition: T	- Typical				Kitchen:												
Prim Floors: 3	- Hardwood				Baths:												
Sec Floors:				%	Plumbing:												
Bsmnt Flr: 12	- Concrete				Electric:												
Subfloor:					Heating:												
Bsmnt Gar: 1					General:												
Electric: 3	- Typical				Totals				1	6	2						
Insulation: 2	- Typical																
Int vs Ext: S																	
Heat Fuel: 2	- Gas																
Heat Type: 3	- Forced H/W																
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:			Serial #:	Year:	Color:							
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 172-0-0008-0007.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101					
More: N				Total Yard Items:				Total Special Features:				Total:					